

SHOPPES AT CHEYENNE RIDGE

3308 SOUTH BRYANT AVENUE, STE. 100, EDMOND, OK 73013

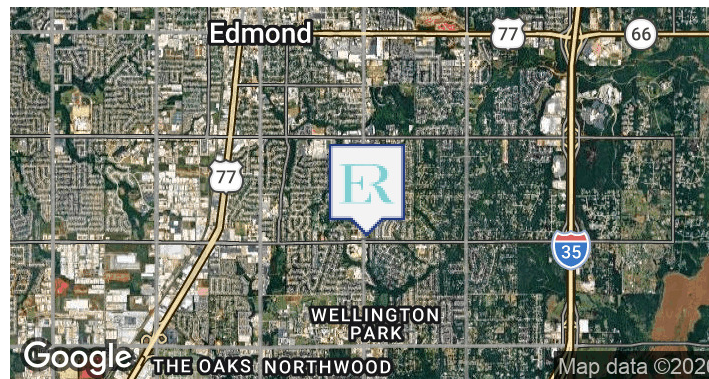


OFFERING SUMMARY

| | |
|---------------|------------------------|
| Available SF: | 3,474 - 5,131 SF |
| Lease Rate: | \$26.00 SF/YR (NNN) |
| CAM: | \$4.50/SF |
| Year Built: | 2019 |
| Zoning: | PUD - D-1 |

LOCATION OVERVIEW

The Shoppes at Cheyenne Ridge are located on the SE corner of S. Bryant Ave & 33rd St in Edmond, OK.



PROPERTY HIGHLIGHTS

- Class A Retail Center
- 2nd Generation Restaurant Space
- End Cap - Premier Location within the Center
- Center Tenants include: Hair + Co, Green Goodies Bakery, Rose + Salt Studio, Ellis Island Coffee & Wine Lounge, Oops I Arted, The Viewing Womb, Premier Martial Arts, Mira Bird, Habit, Boho Berry, Prescott Bridal & Advancial
- Walk-In Freezer
- 15' Venthood
- Outdoor Patio

DAVID LIDE

Principal
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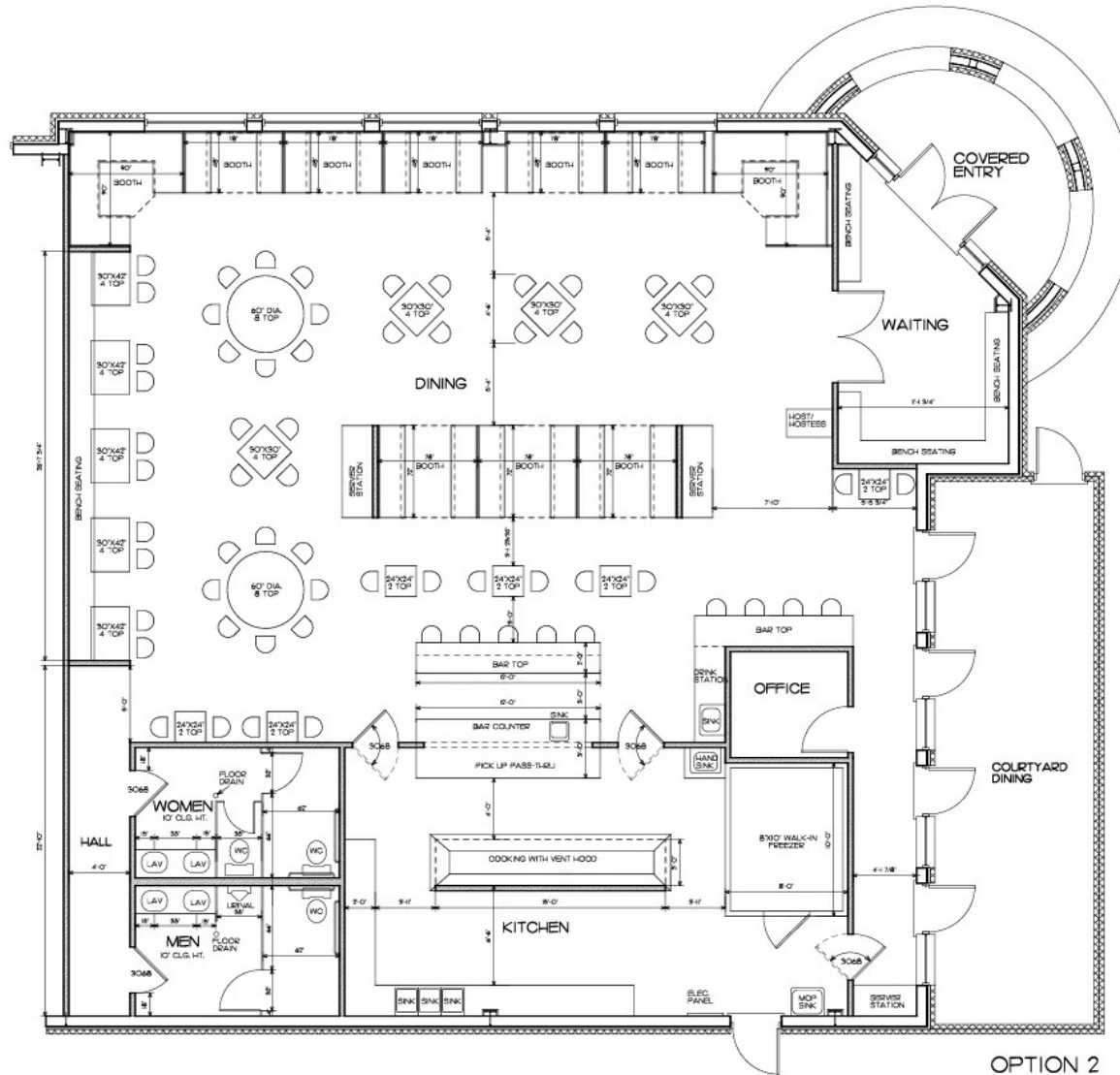


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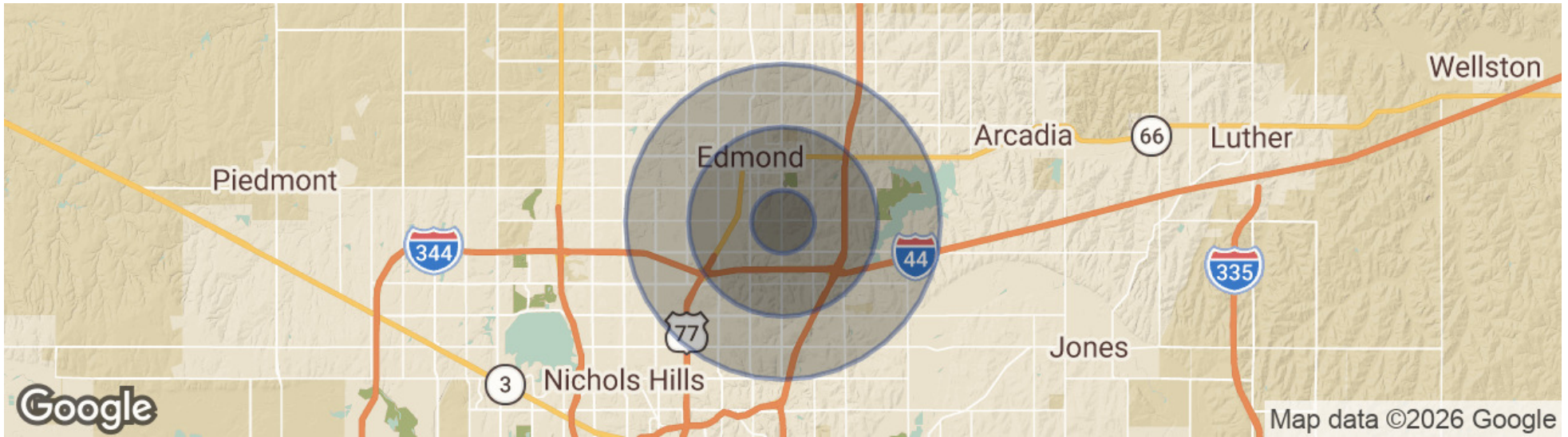


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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,817 | 52,053 | 117,422 |
| Average Age | 36.0 | 35.5 | 38.1 |
| Average Age (Male) | 35.0 | 34.0 | 36.4 |
| Average Age (Female) | 36.9 | 37.2 | 40.3 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,546 | 20,357 | 46,889 |
| # of Persons per HH | 3.1 | 2.6 | 2.5 |
| Average HH Income | \$128,204 | \$115,113 | \$124,841 |
| Average House Value | \$296,118 | \$326,537 | \$340,784 |

2023 American Community Survey (ACS)

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